

Sierra Vista Specific Area Plan



October 2008



Mayor Thomas E. Swisstack

Governing Body:

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District 3: Delma Petrullo

District 5: Larry Naranjo

District 2: Patricia A. Thomas

District 4: Steve Shaw

District 6: Kathleen M. Colley

Planning and Zoning Board:

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Table of Contents

Section 1.0	Introduction	4
Section 2.0	Existing Conditions.....	6
Section 3.0	Goals, Objectives, and Policies.....	18
Section 4.0	Proposed Land Use	20
Section 5.0	Proposed Access	28
Section 6.0	Proposed Design Standards	30
Section 7.0	Implementation.....	32

Appendices:

- A. Access Easement Agreement
- B. Xeric Plant List
- C. Zoning Table
- D. Resolution
- E. Ordinance

Exhibits

Exhibit 1:	Location Map.....	5
Exhibit 2:	Population and Housing	6
Exhibit 3:	Employment.....	7
Exhibit 4:	Market Trends.....	8
Exhibit 5:	Topography Map	9
Exhibit 6:	Buildable Lots.....	10
Exhibit 7:	Existing Land Use Table.....	10
Exhibit 9:	Existing Zoning Table.....	13
Exhibit 10:	Existing Zoning Map	13
Exhibit 11:	Existing Utilities Map	17
Exhibit 12:	Future Land Use Map	20
Exhibit 13:	Future Land Use Table.....	21
Exhibit 14:	Access Management Map.....	29
Exhibit 15:	Design Standards Table	30
Exhibit 16:	Overlay Zone Map	33

1.0 Introduction

1.1 Purpose

The purpose of *Sierra Vista Specific Area Plan* is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. In response to several recent applications for master plans in this area, the City has initiated this planning process. This plan provides information about current conditions in the Plan area, identifies goals and objectives, proposes land uses and zoning, identifies access points, creates design standards, and lists methods of implementation. The Plan derives its name from the dramatic views of surrounding mountains such as Mount Taylor to the west, Nacimient Mountains to northwest, Jemez Mountains to the north, Sangre de Cristo Mountains and Ortiz Mountains to the northeast, and towering Sandia Mountains to the east.

1.2 Plan Area

The *Sierra Vista Specific Area Plan* encompasses an area of 1,610 acres located in Unit 13, Rio Rancho Estates, Blocks 2-21, 24-41, B, C, O, AA, BB, CC, FF, GG, HH, KK, LL, MM, NN, OO, PP, QQ, and RR; and Rock Ridge. It is bounded by Montezuma Blvd. on the south, 40th St. on the east, Montoyas Arroyo on the west, and Paseo del Volcan on the north.

1.3 Plan Hierarchy

- **Comprehensive Plan**

The *Vision 2020 Integrated Comprehensive Plan*, adopted June, 2001, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

- **Specific Area Plans**

A specific area plan is a Level 5 plan that addresses uses, access, parking, streetscape, and other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues for a neighborhood or activity center in the city. Examples of corridor and specific area plans in the city are: Southern Blvd., Northern Blvd., and Golf Course Rd. Adoption of a specific area plan is an amendment to the ICP.

- **Master Plans**

Master Plans are Level 4 sub-area plans often prepared in the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually more than 100 acres. The following master plans have been adopted by the City in the Plan area.

Cuesta al Este

A master plan for Cuesta al Este has recently been approved. The development will encompass 105 acres through assembly with 500 units planned north of Montezuma Blvd. (19th Ave.) east of Broadmoor Blvd. (30th St.). The development will include large and medium size lots for single family residential units and an attached dwelling unit product. Parks and open space are provided with shorter blocks and pedestrian connections.

1.4 Plan Process

- Stakeholder Meeting

A meeting was held with major owners and developers as well as City staff in August 2008.

- Planning and Zoning Board Public Meeting

A public meeting is to be held on September 9, 2008. The public meeting will be advertised by sending out letters to all property owners in the Plan area. The meeting will also be posted on the City's website. The PZB makes a recommendation to the Governing Body.

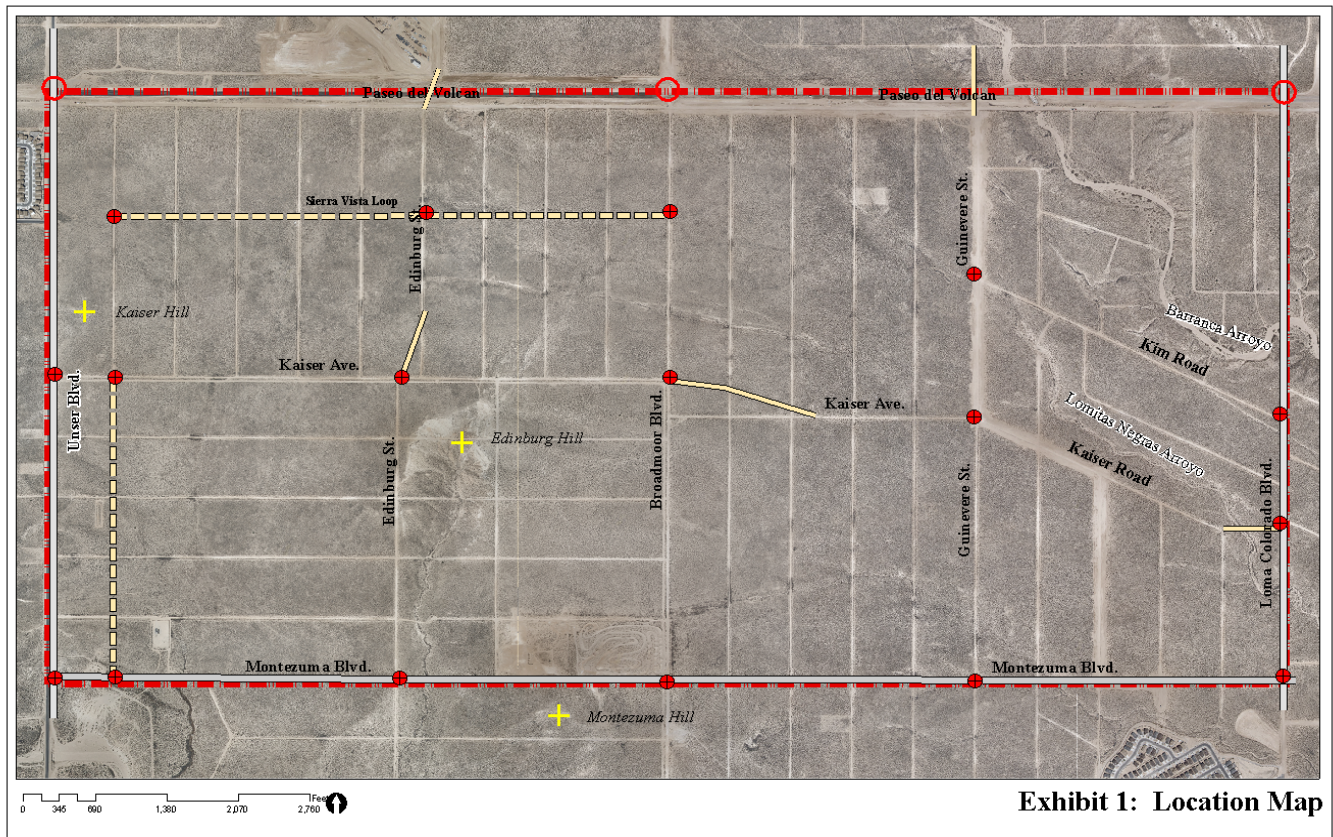
- Governing Body Public Hearing

A public hearing date will be scheduled in October 2008. The public hearing will be advertised by sending out letters to all property owners in the Plan area. Notices will also be posted on the City's website. The Governing Body will adopt the specific area plan and any amendments.

1.5 Plan Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. Development standards may be established through the adoption of an overlay zone for all or part of the plan area.

Recommended capital improvements will be implemented through the City's ICIP or as private development occurs.



2.0 Existing Conditions

Existing conditions for Rio Rancho and the Plan Area described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing municipality in New Mexico with an 18.5% growth rate in 2005. The City is expected to more than double in population over the next 20 years.

Exhibit 2: Plan Area Population and Housing				
	2000	2008	2015	2030
City of Rio Rancho				
Housing	20,209	31,765	38,365	51,143
Population	51,765	82,589	99,750	136,086
Plan Area				
Housing	0	130	1,020	2,040
Population	0	350	2,650	5,300
Notes: Total units include Rock Ridge in 2008; Avg. household size is 2.6 (MRCOG)				
Source: US Census, 2000, 2008 estimate and 2030 projection from MRCOG, 2007				

The median age for residents of Rio Rancho was 35.1 years, slightly higher than the statewide figure of 34.6 years; however, the City has a higher percentage of residents under 18 than the state average. City residents 18 years or older accounted for 70.8 percent of the total population, compared with 72.0 percent for the state as a whole. Residents 62 years and older comprised 13.4 percent of the total population, compared with 14.0 percent statewide.

The average City of Rio Rancho household had 2.70 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of 2.63 persons and 3.18 persons, respectively. Rio Rancho had a total of 18,995 households in 2000. Of these, 74.3 percent were family households (the members are related by blood or marriage) and 25.7 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where 68.8 percent of households are family households and the remaining 31.2 percent are non-family households. In 2000, 40.3 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of 34.7 percent.

Rio Rancho is less ethnically diverse than the rest of the state. 78% of the population is White (28% of which is Hispanic); 4% multi-racial; 2% Native American; 3% Black; 1% Asian; and 11% unclassified.

Rio Rancho residents are better educated than for the state as a whole. 91% of the Rio Rancho population has a high school diploma. Of these, 29% have some college education, 5% an associate degree, 17% a bachelor degree, and 8% a graduate degree.

The Rio Rancho labor force was comprised of 35,400 workers in 2007. The unemployment rate for the city is 3.5%, lower than the state's 3.9% rate (Bureau of Labor Statistics, 2008). In 2004, basic jobs, such in the manufacturing sector, made up almost half of the employment in Rio Rancho. Basic employment is comprised of high paying jobs and accounts for higher local incomes than in the surrounding area. Retail jobs made up 16% and health, education, and other service jobs made up 38% of employment in the city (MRCOG).

Rio Rancho's major economic issue is that of creating more local jobs and retail thereby reducing leakage of gross receipts taxes and reducing the need for residents to commute. Rio Rancho's sales leakage totaled over \$400 million in 2006. It had 20 square feet of retail and \$6,410 sales per capita compared to Albuquerque's 40 square feet and \$15,500 in sales per capita. Only 51% of retail sales are captured in Rio Rancho with the remainder as leakage to Albuquerque and especially the Cottonwood Center area south of the City (Grubb & Ellis, 2007). As of 2000, more Rio Rancho residents commuted outside the city than worked in the city. The City's jobs-to-population ratio of .65 in 2005 will need to increase to 1.29 jobs-to-population to match the metro area ratio (2030 Metropolitan Transportation Plan). At the same time, more employees working in Rio Rancho were commuting from outside the city (Exhibit 3 below).

Exhibit 3: Rio Rancho Employment by Sector and Commuters					
		2000		2004	
	Sector	Employees	%	Employees	%
	Basic	9,640	49.1	9,681	45.9
	Retail	3,777	19.2	3,449	16.4
	Service	6,197	31.6	7,959	37.7
	Total Rio Rancho Jobs	19,614	100.0	21,089	100.0
	Residents Employed in RR	8,645	35.4		
	Resident Commuters outside RR	15,746	64.6		
	Total Resident Commuters	24,391	100.0		
	Total Employed Residents	26,292	-	28,914	-
	Residents Employed in RR	8,645	47.3		
	Non-Resident Commuters to RR	9,601	52.6		
	Total Commuters to RR	18,246	100.0		
Source: Mid Region Council of Governments; Bureau of Labor Statistics					

The City is rapidly increasing the number of local businesses. It has issued business licenses for 1,051 businesses still active. In 2006, 123 business licenses were approved, up from 56 business licenses in 2002. 435 businesses have been approved since 2002. In 2007, 86 business licenses have been issued to date. The majority of new businesses are located along Southern Blvd. (23) followed by the Stephanie/ Jackie Rd. area (21) and along NM 528 (13).

The City is also increasing the amount of commercial land available for new business. In 2005, 27 commercial building permits were issued valued at \$24.2 million; increasing to 34 permits

valued at \$44.2 million in 2006; with 37 permits valued at \$25.2 million as of October 1, 2007. Rio Rancho currently has 1.6 million square feet of retail space, 375,000 square feet in office space with 11,000 square feet under construction, and 6 million square feet of industrial space with 15,000 square feet under construction (Grubb & Ellis, 2008).

Exhibit 4: Rio Rancho Market Trends							
	Total SF	Vacant SF	Vacant %	Net Absorption		Under Constr. SF	Lease Rates/ SF
				Current Qtr.	Year to Date		
Office	374,500	57,507	15.4%	3,406	4,548	10,800	\$24.73
Retail	1,631,573	84,052	5.2%	550	(13,090)	0	\$15.38
Industrial	6,008,804	79,133	1.3%	(1,600)	9,000	14,600	\$ -
Source: Grubb & Ellis, 2nd Quarter 2008							

In 2006, the City received applications for 70 zone map amendments, of which 45 were for commercial rezoning. Of those 45 applications, 29 were approved, 1 was denied, 4 were withdrawn and 12 are pending. For 2007, the City received 74 applications for rezoning property and 42 are for commercial zoning. Of those 42 applications, 13 have been approved, 1 was withdrawn and 28 are pending.

Over half of Rio Rancho's households earned between \$40,000 and \$100,000 in 1999. The community is predominately middle class, unlike most of the state. The median household income for the City is \$56,914 (US Census, 2007). At the same time, Rio Rancho is less expensive city to live in than its neighbors. The ACCRA Cost of Living Index for Rio Rancho is 95.4 (US = 100%, 4th Quarter 2007) (Rio Rancho Economic Development Corp., 2008).

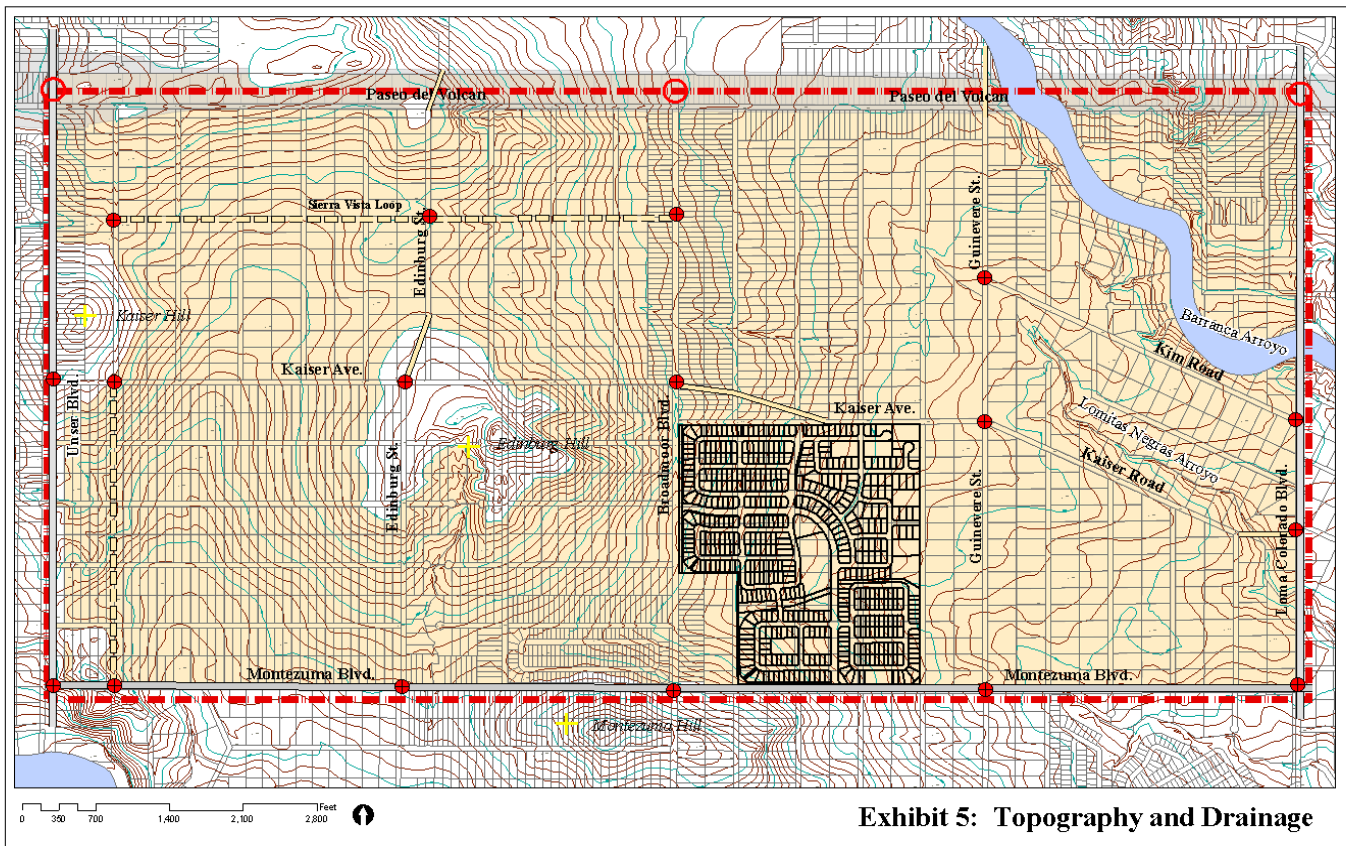
Building permits for single family homes slowed in 2007 to 1,046 permits down from 2,049 permits in 2006 and over 3,000 in 2005. For the first half of 2008, the City has issued 430 permits. The long-term average number of residential building permits issued has been about 1,000 annually (City of Rio Rancho, 2008).

Housing is slightly more affordable in Rio Rancho than for the metropolitan area as a whole. The median existing homes sales in Rio Rancho in 2008 is \$187,944 compared to \$199,000 for the Albuquerque metropolitan area. Most of the 316 home sales for the second quarter were in Cabezon, Northern Meadows, and Loma Colorado developments. Reflecting the downturn in the market, existing homes are generally listed for an average of 67 days in 2008 compared to 39 days in 2007 and the number of homes sold is down 27% from the same time last year (*2nd Quarter 2008 Multiple Listing Service in Review*, Greater Albuquerque Area Association of Realtors). RealtyTrac reports 60 home foreclosures for Rio Rancho in May 2008 as compared to 200 for Albuquerque.

2.2 Natural Environment

In general, planning area soils are sandy, with only 8-10 inches of rain a year that support mainly native grasses and shrubs. The Sheppard-Grieta soils are representative of most of the soils in the plan area and are appropriate for urban development. Other major soil types in the area include:

- Clovis Fine Sandy Loam
- Sheppard Loamy Fine Sand
- Zia-Clovis Association.



The natural habitat of the planning area is marked by riparian conditions with many indigenous types of brush and grasses. Common plants include “chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchweat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.” Local wildlife includes mammals, reptiles, and birds that are known to live in natural arroyo areas, including coyote, badger, kit fox, prairie dog, jackrabbit, Prairie rattlesnake, round-tailed horned lizard, lesser earless lizard, and New Mexico whiptail.

- Lomas

The Plan area is characterized by hilly terrain. Some hills or *lomas* are steep and stand out as major features in the landscape. The land in the Plan area slopes downward from 3 hills located to the southwest part of the Plan area dropping almost 300 feet near two arroyos in the northwest part of the Plan area. The highest hill is 5,675 feet, another 5,666 feet, and the third is 5,612 feet in elevation while the arroyos are 5,400 feet elevation at the lowest point.



- La Barranca Arroyo and Lomitas Negras Arroyo

Two arroyos flow through the northeast portion of Plan area. La Barranca is the larger of the two. Drainage flows are shown in the table below. Barranca Arroyo is a designated floodplain on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). The floodplain area is shown in Exhibit 5. No development is permitted within the floodplain area. Both Lomitas Negras and La Barranca arroyos have dedicated easements of between 35 and 100 ft. on either side. The easements may be designated as open space since development is not permitted within them; however, multi-use trails could be built.

La Barranca Arroyo Flows (CFS, cubic feet per second)		
Crossing	No Improvements	With Improvements
Paseo del Volcan	4,735	3,115
Idalia Rd.	5,490	2,677
Lomitas Negras Arroyo Flows (CFS, cubic feet per second)		
	No Improvements	With Improvements
Upstream Confluence w/ Arroyo	1,341	2,967

2.3 Land Ownership

The Plan area is comprised of approximately 2,050 buildable lots. The majority of the lots are 0.5 acre or 1 acre in size.

Exhibit 6: Buildable Lots	No.	%
<.5 acres	513	25.0
.5 acre	694	33.9
.5 to 1 acre	46	2.2
1 acre	683	33.3
1-2 acres	82	4.0
2-5 acres	28	1.4
5 + acres	2	0.1
Total	2,048	100.0

2.4 Land Use

Most of the property in the Plan area is currently vacant (89%). Residential uses comprise 1.4% of the area. Four single family homes exist in the Plan area along Kaiser Rd. and 39th St. No commercial uses exist in the Plan area. Public rights-of-way comprise the remainder.

Exhibit 7: Plan Area Land Use		
Existing Land Use	Acreage	% Total
Vacant	1,430.6	88.8
Single Family Residential	22.4	1.4
Streets, Utilities, Drainages	158.9	9.8
Total	1609.9	100.0
Note: Residential includes Rock Ridge subdivision and 4 estate lot homes		

▪ Existing Development

Rock Ridge

Rock Ridge is comprised of 20 acres subdivided into 129 single family R-4 lots located north of 19th Ave. and west of 30th St. located on an east-west looped street with entrances on 19th Ave. and 20th Ave. A two-lane paved section of 30th St. has been extended south to Idalia Rd. An 8 - inch water line extends east from pump station number 16 at Unser Blvd. along 20th Ave., south along Edinburg (26th) St. and west along Montezuma Blvd. (19th Ave). Wastewater is conveyed by 8-inch line east to main line near High Range.



■ **Proposed Developments**

Cuesta al Este

A master plan for Cuesta al Este was approved in July 2008. The proposed development will encompass 105 acres through assembly with 500 units planned north of Montezuma Blvd. (19th Ave.) east of Broadmoor Blvd. (30th St). The development will include large and medium size lots for single family residential units and an attached dwelling unit product. Parks and open space are provided with shorter blocks and pedestrian connections.

'Park Tract' High Density Residential Rezoning

A zone map amendment case being processed by the City will change an 11.5 acre site from TZ Transitional Zoning to R-6 Multi-Family Residential District at Kaiser (24th Ave. and 26th St.

Montezuma and Broadmoor Blvds. Shopping Center

An 11.7 acre retail commercial site is being consolidated for a future shopping center to serve Rock Ridge and Cuesta al Este residential developments.

2.5 Community Facilities

• ***Rio Rancho Public Schools***

Rio Rancho Public Schools has 15,000 students in 13 school facilities (8 are elementary schools). Schools near the Plan area include: Stapleton Elementary School, Desert View Middle School, and Mountain View Elementary School. Four 20-acre+ school sites are proposed in the Plan area.








• ***City Facilities***

Five 5 - acre park sites are proposed in the Plan area and one is dedicated in the Cuesta al Este Master Plan area. The Plan area is located immediately south of City Center. Existing facilities there include Santa Ana Arena and City Hall. A future satellite UNM and CNM campus, and hospital are also planned.



2.6 Zoning

Most of the property in the Plan area (80%) is zoned TZ transitional or TZ/ OZ transitional with overlay zoning. R-1, R-2 and R-4 Single Family Residential zoning comprises 10% of the Plan area. C-1 Retail Commercial zoning comprise less than half of 1%. Street rights-of-way and public utility easements comprise the remainder of the Plan area.

Exhibit 9: Existing Zoning	Acreage	Percent	Map Legend
R-1 Single Family Residential	85.7	5.3%	
R-2 Single Family Residential	45.8	2.8%	
R-4 Single Family Residential	32.7	2.0%	
C-1 Retail Commercial	0.4	0.03%	
TZ Transitional	1,114.1	69.2%	
TZ/ OZ Transitional Overlay Zone	159.7	9.9%	
PR Parks and Recreation	12.6*	0.8%	
Streets, Utilities, Drainages	158.9	9.9%	
Total	1,609.9	100.0%	
Note: Cuesta al Este Master Plan zoning approved in July 2008; *includes open space			

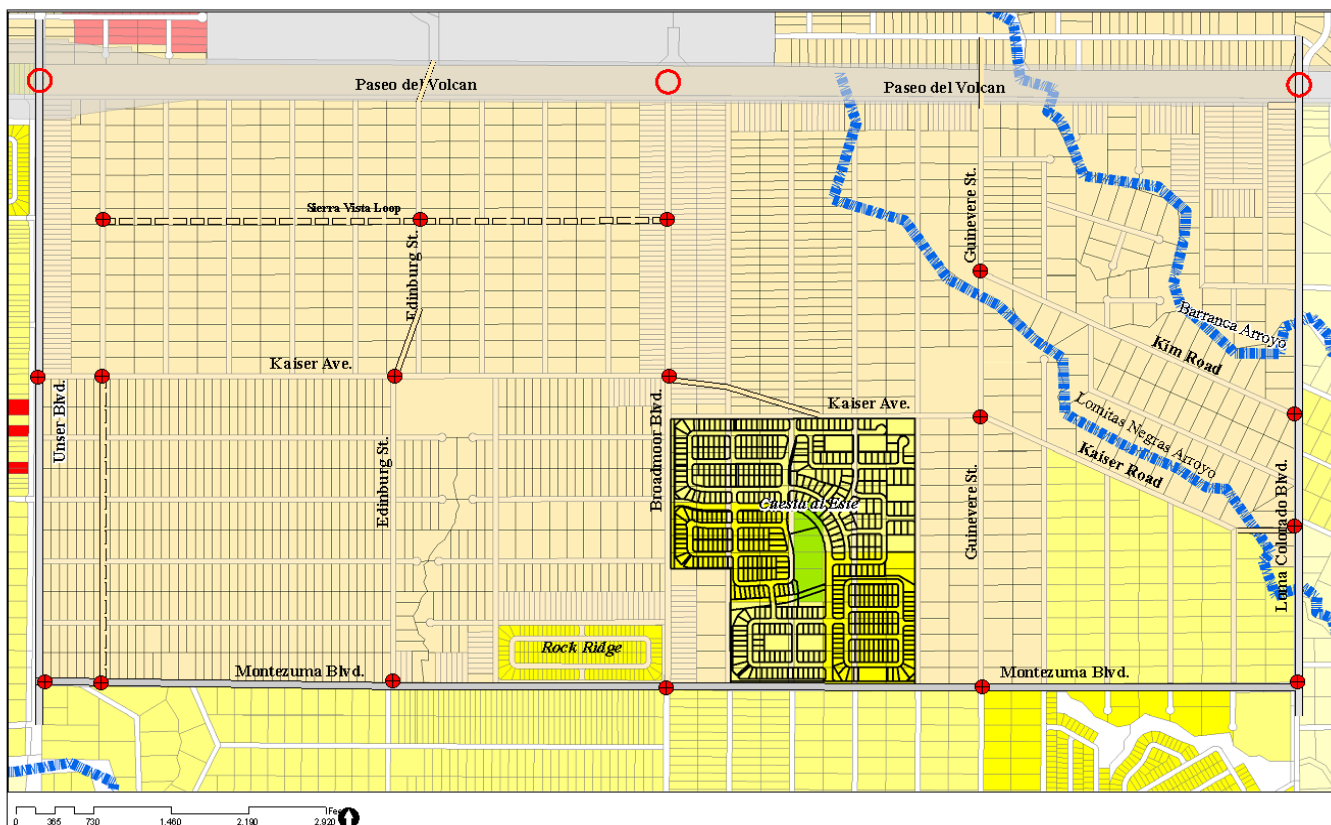


Exhibit 10: Existing Zoning

2.7 Transportation

The Plan area's transportation system includes existing and proposed streets, transit, and trails as described in this section.

▪ Street System

The street system to serve the Plan area is summarized by functional classification as follows:

Local Streets:

A street intended primarily for access to abutting properties and carries low volume traffic.

Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD. Minimum right-of-way is 50 ft. Local streets include:

- | | |
|--------------------------|-------------------------|
| - Cuesta al Este streets | - 38 th St. |
| - Wilder Loop | - 39 th St. |
| - 22 nd St. | - 20 th Ave. |
| - 23 rd St. | - 21 st Ave. |
| - 24 th St. | - 22 nd Ave. |
| - 25 th St. | - 23 rd Ave. |
| - 27 th St. | - 26 th Ave. |
| - 28 th St. | - 27 th Ave. |
| - 29 th St. | - Pluma Ct. |
| - 31 st St. | - Perla Ct. |
| - 32 nd St. | - Coa Ct. |
| - 33 rd St. | - Kim Ct. |
| - 34 th St. | - Kan Rd. |
| - 36 th St. | - Elba Ave. |
| - 37 th St. | - Corral Rd. |

Collector Streets:

A street which carries traffic from local streets to arterial streets. Accessibility and mobility (speed) are balanced relative to land use with speed limits between 25 to 35 MPH. Residential collectors with driveways are generally kept to 25 MPH, while those with more limited access have a higher posted speed limit. Two through lane collectors with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet. Collector streets include:

- Kaiser Ave. (24th Ave.) to Guinevere St. (35th St.)
- Kim Rd.
- Edinburg St. (26th St.)
- Guinevere St. (35th St.)
- 21st St. (Unser Blvd. access road)
- Sierra Vista Ave. (*alignment undetermined*)

Arterial Streets:

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four

lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. Arterial streets include:

- Montezuma Blvd. (19th Ave.)
- Broadmoor Blvd. (30th St.)
- Loma Colorado Blvd. (40th St.)
- Unser Blvd.

Paseo del Volcan will eventually become a limited access expressway with interchanges at Unser Blvd., Broadmoor Blvd., and Loma Colorado Blvd. and overpasses at Edinburg St. and Guinevere St. 28th Ave. will become a frontage road.

- **Addressing**

As part of the City's on-going addressing project, numeric street names are to be replaced with non-numeric street names. For example, 19th Ave. will be renamed Montezuma Blvd., 40th St., Loma Colorado Blvd., 26th St., Edinburg St., 35th St., Guinevere St., and 30th St., Broadmoor Blvd. Other numbered collector streets such as 21st St., will also be renamed.

- **Long Range Transportation Plan**

All municipalities prepare an Infrastructure Capital Improvements Plan (ICIP) and submit it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of six years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants.

The 2008-13 ICIP lists \$500 million in capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. Transportation projects total \$124.2 million city-wide over the six year period and include the following project within the Plan area:

- Unser Blvd. widening, \$21.7 million, construction in 2010
- 40th Street (Loma Colorado Blvd. extension), \$9,100,000, construction in 2011
- 30th Street (Broadmoor Blvd. extension), \$8,400,000, construction in 2011

The *2030 Metropolitan Transportation Plan* (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Improvement Plan (STIP) if federal funding becomes available.

- **Traffic**

Traffic volumes in the Plan area are highest along Unser Blvd. with 5,000 (average daily trips) ADTs reported in 2007 (Mid Region Council of Governments). Traffic volumes are expected to increase along Broadmoor Blvd. (30th St.) and Loma Colorado Blvd. (40th St.) as those arterials are extended north to Paseo del Volcan in the next several years.

- **Access**

Access along Kaiser Ave. (34th St.), Broadmoor Blvd. (30th St.), and Montezuma Blvd. (19th Ave.) along sections where 50 ft. wide lots are located will be limited to access points shown in the access management plan in Section 5.0.

- **Transit**

Rio Transit operates a paratransit system serving seniors and eligible disabled adults. Funding is provided through FTA 5310 and the city of Rio Rancho general fund. Riders must be residents of the City of Rio Rancho. Trips are available for any purpose in Rio Rancho but are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales.

The Rio Metro Transit District services Sandoval, Bernalillo, and Valencia Counties. Rio Metro has developed a transit plan to be funded by a 1/8 cent gross receipt tax. It would provide for 3 neighborhood circulator routes, 4 commuter express routes, and 4 park and ride facilities in Rio Rancho.

Sandoval Easy Express provides the following bus routes in Rio Rancho:

- Route 1 – Railrunner Sandoval County Station in Bernalillo, follows NM 528 west to Enchanted Hills Commerce Center and south on NM 528 then continuing west along Southern Blvd. to WalMart
- Route 22 – Follows NM 550 west to NM 528 and then south with stops at La Plazuela and Presbyterian Medical Center.

ABQ Ride provides the following bus route in Rio Rancho:

- Route 151- Railrunner Journal Center Station west along Paseo del Norte then north to Cottonwood Mall and to Intel on NM 528.

- **Trails and Bike Paths**

The Plan envisions bike paths along Broadmoor Blvd. (30th St.) and Montezuma Blvd. (19th Ave.). It also proposes multi-use trails along Kaiser Ave. (24th Ave.), Edinburg Ave. (26th St.) and a parallel arroyo, and Guinevere Ave. (35th St.) with links to neighborhood parks. The *2030 Metropolitan Transportation Plan* lists the following project:

- Las Barrancas Arroyo Trail, \$5.85 million

2.8 Utilities

Wet Utilities:

The area is served from the existing Well No. 16 at Unser Blvd. and Montezuma Blvd. (19th Ave.) and proposed Well No. 23 near City Center.

Cuesta al Este Master Plan proposes the following utility infrastructure improvements:

- 8-inch water and sewer lines along interior through streets
- 12-inch water line along Montezuma Blvd. (19th Ave).
- 8-inch to 12-inch sewer line along 34th St.
- 24-inch water line along Broadmoor Blvd. (30th St.) and Montezuma Blvd. (19th Ave.)
- Unspecified sized water and sewer lines along east-west utility easement

The Broadmoor Blvd. (30th Street) Waterline project includes the installation of 8,200 LF of 24" waterline and appurtenances. The waterline for this project is divided into two segments with the

majority of the construction to occur on Broadmoor Blvd. (30th St.) north of Northern Blvd and South of Paseo del Volcan.

Water and sewer projects identified in the City's six-year capital improvement list for the Plan area include the following:

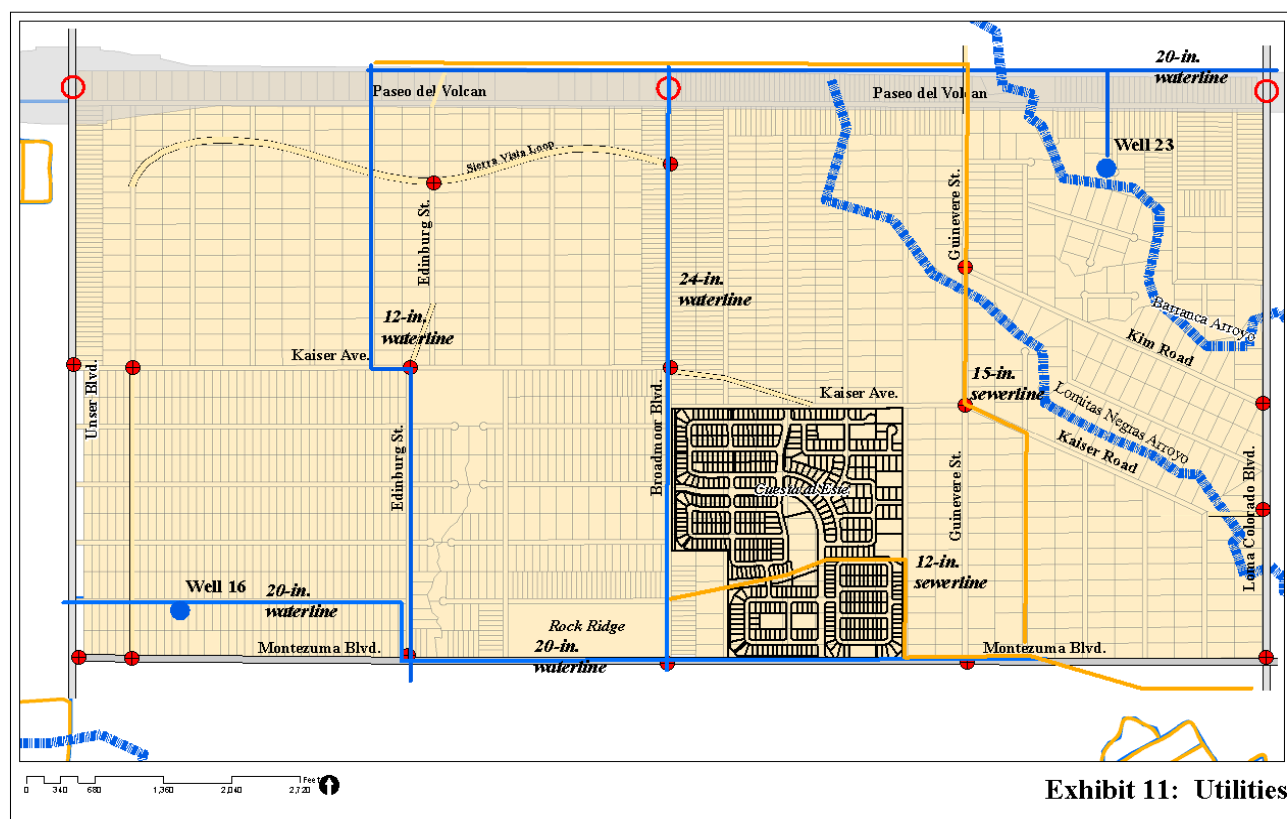
- 24-inch north central transmission water line, \$6,500,000
- Wastewater Treatment Plan No. 2 expansion to accommodate Unit 13 growth, \$30.7 million.

Dry Utilities:

PNM electrical transmission lines currently only serve Rock Ridge development at Broadmoor Blvd. (30th St.) and Montezuma Blvd. (19th Ave).

Telecommunications:

Qwest and Sprint are the two telecommunications providers in Rio Rancho.



2.9 Drainage

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over all drainage channels in the Sandoval County portion of Rio Rancho. The City acts as SSCAFCA's designee for minor facilities, including conveyances less than 500 cubic feet per second (CFS). Regional improvements are typically constructed by SSCAFCA and local improvements are typically constructed by the City. The *Edinburgh Facility Plan* (SSCAFCA, 2008) covers a large drainage basin within Unit 13 including a portion of the Plan area to serve several proposed developments. The drainage plan proposes a storm drain pipe along Edinburg (26th) St. that empties into a regional pond draining multiple developments including a multi-family project in the 'park' tract.

3.0 Goals and Objectives

3.1 Land Use

Goal 1: Provide for a variety of retail commercial, office, warehouse, industrial, and other uses to facilitate commerce and provide residents with goods and services.

Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Goal 3: Encourage mixed uses – retail, office, residential, and community uses – pedestrian-oriented and clustered around corridors and activity centers.

Goal 4: Discourage strip commercial development and single use development oriented exclusively around automobile access.

Objective 1: Create a premiere, mixed-use employment center within the Plan area that will attract high paying jobs for the city.

Objective 2: Develop land use categories that allow for choice of a variety of zoning districts and that mitigate impacts on surrounding uses through design standards.

Policy 1: Development Services Department will review development proposals within the Plan area to ensure quality standards are met. The City will coordinate with Rio Rancho Economic Development, Inc. to recruit major employers to the Plan area.

Policy 2: The City will actively initiate zoning changes to implement the Plan by adopting a Sierra Vista Overlay Zone with design and access standards.

Policy 3: Building permits and rezoning cases within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0.

3.2 Accessibility

Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

Objective: Develop an access management plan for identifying properties where access is allowed by right and where access will be needed via a shared access agreement.

Policy: Before a zone map amendment and building permit is issued, the applicant must demonstrate compliance with the access management plan.

3.3 Transportation

Goal: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

Objective: Improvements in connectivity to Plan roadways and trails are to be made in conformance to City street and trail construction standards and funded through the City's ICIP process as well as other federal and state sources.

Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP. Development Services staff will evaluate new development projects in terms of their connectivity to roads, bikeways, sidewalks, and trails.

3.4 Urban Design

Goal: Create a vibrant commercial and employment center by developing attractive industries, businesses, offices, and apartments along the Plan corridors.

Objective: Develop streetscape and parking standards for new development such as signs, landscaping, lighting, fencing, etc.

Policy: New construction permits and site plan approvals by Development Services Department will be subject to the design standards required in this Plan.

3.5 Utilities

Goal: Assure that urban uses have full utilities, both community water and sewer as well as storm water drainage provided to all new development in the Plan area.

Objective: Coordinate water and sewer utilities and storm water infrastructure among various master plan and subdivision developments as approved within the Plan area.

Policy: No building permits will be issued for development in the Plan area by Development Services department if the owner cannot provide community utilities and storm water drainage to the property.

3.6 Community Facilities

Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

Goal: Create school sites to build elementary schools to serve future children living in the Plan area.

Objective: Provide community services concurrent with development and population growth rather than lagging behind in the development of schools and parks.

Policy: Work with Rio Rancho Public Schools to identify and purchase future school sites in the Plan area.

4.0 Proposed Land Use

4.1 Comprehensive Plan

Policies:

Promote development of high-density, mixed activity centers within master planned growth nodes to curb low density, single use, and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.

Mitigate the negative impacts of sprawl by limiting the development of nonresidential uses outside of Growth Nodes and Gateway Vicinity Plans. Promote infill and limit strip commercial and sprawling, disjointed development by the implementation of land use planning practices found in the City's Vision 2020 Integrated Comprehensive Plan.

ICP Actions include:

- Encourage infill development of all undeveloped areas within the municipal boundary.
- Incorporate useable public spaces and provide for community gathering spaces in activity centers.
- Increase floor area ratios (FARs) through parking and setback bonuses.
- Integrate mixed uses into a single structure with retail on lower level and office and residential on upper levels.
- Balance compact development with parks, open space, and quality of life considerations.
- Evaluate future development based on the ability to integrate dissimilar uses by utilizing buffering, scale, and design elements.
- Expand the City's gross receipts tax base by recruiting additional local retail and office uses.
- Make Rio Rancho a place where one can live, work, shop, and play without leaving the city.

The following guidelines were used in developing the future land use plan:

- Mixed Use Activity Centers designated to reduce vehicular travel and promote pedestrian connectivity
- Balance of residential, retail, office, and employment in all neighborhoods
- Generally, land uses conform to blocks with platted streets providing a break between one use and another (except in cases where property held by one owner crosses between blocks)
- Employment Center (C-2, M-1) located near Paseo del Volcan and City Center to make available large sites for major employers
- Community Centers (R-6, O-2, C-1, C-2, MU) located at intersecting arterial streets
- Neighborhood Centers (O-1, R-3, MU, CMU and often C-1) located at intersecting collector streets
- Office Corridors (O-1 and O-2) provide a transition and buffer between residential uses and commercial uses
- High Density Multi-Family Residential (R-3, R-6, and MU) located along future transit corridors (and near schools that provide open space relief) and located to break up commercial strips
- Low and Medium Density Residential (E-1, R-1, R-2, R-4, and R-5) located within the interior of neighborhood super-blocks. Parks and schools are allowable uses in all residential areas.

4.2 Land Use Categories

The *Sierra Vista Specific Area Plan* contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan*. The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered as appropriate within these sectors. The eight land use categories identified in this plan are:

- Community Center
- Neighborhood Center
- Office Corridor
- Employment Center
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park and School sites.

4.2.1 Employment Center

Purpose: Mixed use employment centers provide for limited light industrial uses, manufacturing of products, warehousing and distribution of goods and services necessary to support a vibrant community and to provide diverse employment for citizens. Employment centers do not include residential uses except for security personnel. Outdoor storage of goods, machinery, and equipment must be screened with a solid wall and buffering of less intensive uses. Neighboring multi-family residential areas must be well-buffered from any manufacturing uses. Access, parking, and unloading areas for trucks are routinely provided.

Acreage: 147.4

Allowable uses in the following zoning districts:

- M-1 Light Manufacturing District
- C-2 Wholesale and Warehouse Commercial District; Min. Area: 10,890 SF, 35 ft. setback, 32 ft. height
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include office, wholesale and retail commercial, and light manufacturing either side-by-side or within the same building. Site plan approval by the Planning and Zoning Board is required.
- MU/A Mixed Use Activity Center District, 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.

The City will initiate rezoning of properties in the northern part of the Employment Center adjacent to PDV to M-1 Light Manufacturing District. Properties in the southern part adjoining residential areas will be rezoned to C-2 Warehouse and Wholesale Commercial District.

4.2.2 Community Center

Purpose: The Community Center is intended to provide city-wide opportunities for housing, shopping, employment, and industry. Community centers are generally located 2 to 5 miles apart and potentially serve major discount retailers. Community centers include one- to five-story non-residential and multi-family residential buildings. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with tree-shaded and screened, surface parking lots broken into small areas.

Acreage: 66.9

Allowable Uses in the following zoning districts:

- C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height
- C-2 Wholesale and Warehouse Commercial District; Min. Area: 10,890 SF, 35 ft. setback, 32 ft. height
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 20-100 acres, 48 ft. height, Max. footprint: 15,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include live-work units, multi-family, office, and retail commercial either side-by-side or within the same building. Retail and office uses should comprise at least 51% of the subdivision, property, or building. Site plan approval by the Planning and Zoning Board is required.
- R-6 Multi-Family Residential District
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

The City will rezone properties in designated Neighborhood Centers as the highest and best use: C-2 Retail Commercial District. They may be later rezoned to one of the districts listed above.

4.2.3 Neighborhood Center

Purpose: The Neighborhood Center is intended to provide multiple opportunities to neighborhood residents for housing, shopping, employment, and recreation. The neighborhood center includes one- to two-story, non-residential and multi-family residential buildings. Neighborhood centers are generally 1 to 2 miles apart and potentially serve as grocery-anchored retail centers. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with on-street parking and landscaped, shared surface parking lots located behind buildings.

Acreage: 93.3

Allowable Uses in the following zoning districts:

- C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height
- CMU Mixed Use (Neighborhood) Commercial District; Min. Lot Size: 10,890 SF, 35 ft. setback, 32 ft. height

- O-1 Office/ Institutional District; Min. Lot Size: 10,890 SF, 25 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 20 ft. height, 15% lot landscaped, 50% in front
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include live-work units, multi-family, office, and retail commercial either side by side or within the same building. Site plan approval by the Planning and Zoning Board is required. Retail and office uses should comprise at least 51% of the subdivision, property, or building.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

The City will rezone properties in designated Neighborhood Centers as the highest and best use: CMU Commercial Mixed Use District and C-1 Retail Commercial District. They may be later rezoned to one of the districts listed above.

4.2.4 Office Corridor

Purpose: The Office Corridor is intended to also provide a transition between residential and commercial uses.

Acreage: 49.4 acres

Allowable Uses in the following zoning districts:

- O-1 Office/ Institutional District; Min. Lot Size: 10,890 SF, 25 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 20 ft. height, 15% lot landscaped, 50% in front
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front

These properties will be rezoned to O-1 and O-2 Office Districts.

4.2.5 High Density Residential

Purpose: To set aside an area for multi-family housing near the neighborhood's employment and activity centers with convenient access to shopping and work. Community uses, e.g., parks, schools, and churches are also to be located in this area.

Acreage: 90.1

Allowable Uses in the following zoning districts:

- R-3 Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 29.0 DU/A
- R-6 Multi-Family Residential District
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.
- MU/A Mixed Use Activity Center: 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master Plan approval is required.

- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include multi-family, office, and retail commercial either side by side or within the same building. Site plan approval by the Planning and Zoning Board is required.

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.6 Medium Density Residential

Purpose: To provide a range of low to medium density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood. Low density residential is generally more suitable on the west side of the corridor and medium density residential is more appropriate on the east side of the corridor.

Acreage: 614.9

Allowable Uses in the following zoning districts:

- R-4 Single Family Residential District
Min. Lot Size: 4,000 SF, Density: 10.89 DU/A
- R-5 Single Family Residential District
Min. Lot Size: 2,500 SF, Density: 17.42 DU/A.

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.7 Low Density Residential

Purpose: To provide a range of low density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood. Many of the lots in this area are 1 acre estate lots.

Acreage: 183.8

Allowable Uses in the following zoning districts:

- E-1 Estate Residential District
Min. Lot Size: 21,780 SF, Density 2.0 DU/A
- R-1 Single Family Residential District

- Min. Lot Size: 7,000 SF, Density: 6.22 DU/A
- R-2 Single Family Residential District
- Min. Lot Size: 5,000 SF, Density: 8.71 DU/A

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

4.2.8 Parks and Schools

Purpose: To provide for land undergoing restoration, open space, natural areas, and recreational facilities to serve the northern part of the City. No structures (except public utilities) or buildings are permitted.

Acreage: 12.6 (dedicated for parks and open space in Cuesta al Este Master Plan). The plan also identifies potential future sites for five parks and two schools but these are not counted in the land use totals because they have not been acquired or dedicated for that purpose. The projected population of 30,000 persons requires approximately 90 acres of parks be provided for the Plan area.

Allowable Uses in the following zoning districts:

- Special Use District for Public or Private School
- PR Parks and Recreation District
- OS Open Space District

Public utilities are allowed with a conditional use permit.

Areas designated as parks or school sites will need to be programmed into the City's or School District's five-year capital budget to be acquired. These properties will not be rezoned but the City cannot prevent single family use prior to their acquisition.

4.3 Future Land Use Map

Future land use planned for the Plan area is shown in Exhibit 12 below and acreages in Exhibit 13. Land uses are distributed between Community Center (4.2%), Neighborhood Center (5.8%), Office Corridor (3.1%), Employment Center (9.1%), Low Density Residential (11.4%), Medium Density Residential (45.8%), and High Density Residential (5.6%).

These zoning categories are existing land use options within the City of Rio Rancho Zoning Ordinance. The standard lot size, height, and setback requirements of that ordinance will apply. However, the SU/ MU and MU/A zoning designations require approval of a detailed site plan or master plan by the Planning and Zoning Board.

Exhibit 12: Future Land Use Map

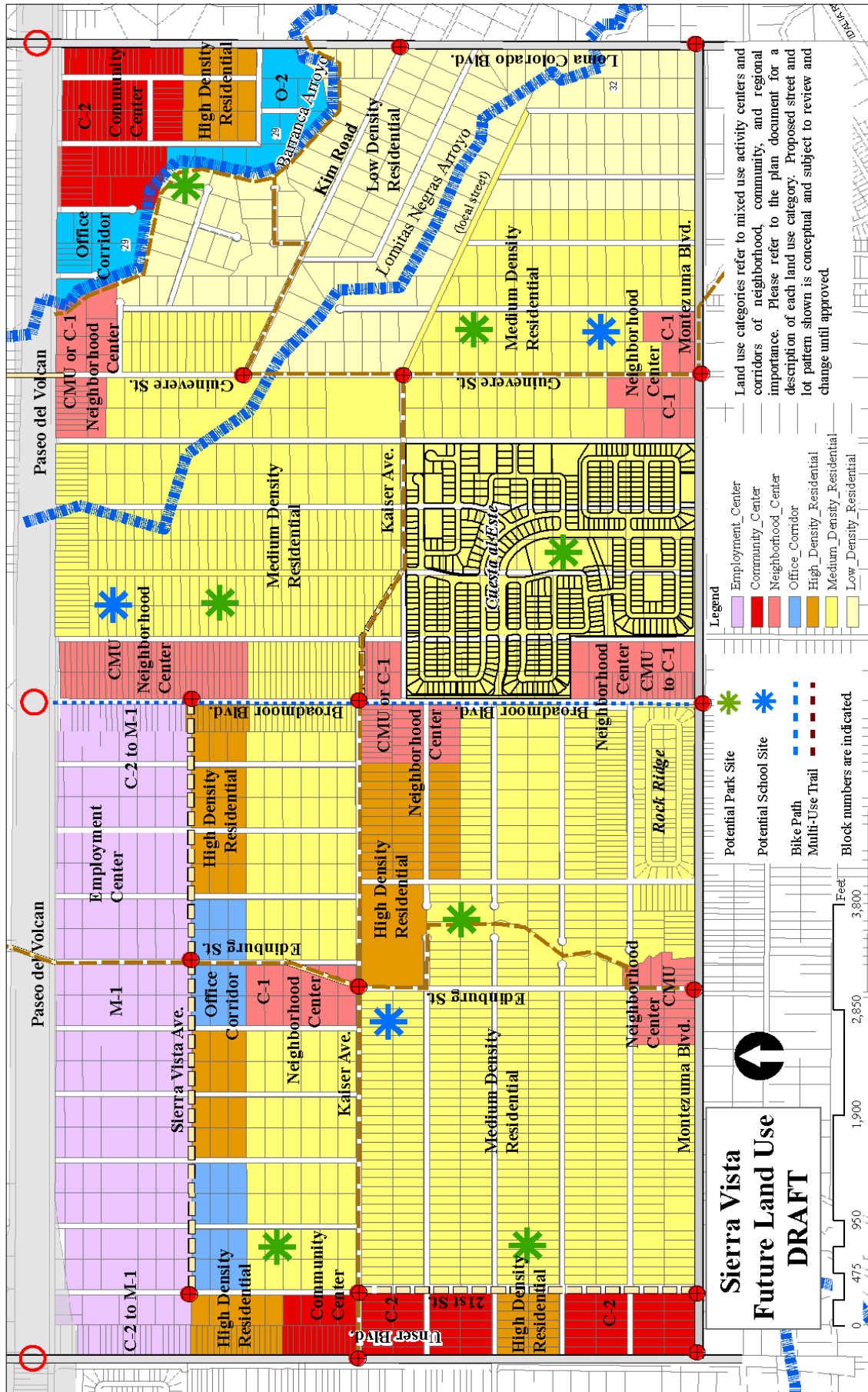


Exhibit 13: Future Land Use	Zoning Districts	Acreage	%	Density	Population
Community Center	C-2 , C-1, SU/MU, MU/A, R-6	66.9	4.2	-	-
Neighborhood Center	C-1, CMU , O-1, O-2, SU/ MU, MU/A, R-3	93.3	5.8	-	-
Office Corridor	O-2 , O-1, SU/MU	49.4	3.1	-	-
Employment Center	C-2, M-1 , SU/MU	147.4	9.1	-	-
High Density Residential	R-3, R-6	90.1	5.6	27.3	6,395
Medium Density Residential	R-4, R-5	614.9	45.8	11.3	21,668
	Cuesta al Este	102.2			
	(w/o park, open space) Rock Ridge	20.4			
Low Density Residential	E-1, R-1, R-2	183.8	11.4	4.5	2,151
Open Space and Parks	OS, PR (dedicated)*	12.6	0.8	-	-
Streets, Drainage, ROW (incl. PDV)	-	228.7	14.2	-	-
Total	-	1610.0	100.0	-	30,214

*Cuesta al Este park site and open space are dedicated. 5 park sites and 3 school sites are identified but are not included in the total since the property has not been acquired or dedicated for those purposes. Avg. household size is 2.6 persons.

5.0 Proposed Access

Obsolete platting along Kaiser Ave., Broadmoor Blvd., Loma Colorado Blvd., and Unser Blvd. has created narrow lots 50 feet in width that are difficult to develop individually and present major access issues. Allowing every lot to have its own individual access off of arterial streets creates major traffic hazards. Vehicles turning in and out of businesses, and across lanes from the opposite direction, is unsafe and impedes traffic flow. Additionally, lots with individual driveways force traffic movement to use the arterial street which adds more local traffic to the roadway and takes away capacity that could be used by through traffic.

The City follows New Mexico Department of Transportation (NMDOT) access spacing standards. The standards are based on the size of the roadway and its speed.

- Kaiser Ave. and Kim Rd. are classified as urban collectors (UCOL), with a traversable median, and speeds of 35 to 40 miles per hour. The recommended access standard for an UCOL is no closer than 225 feet.
- Broadmoor Blvd. and Loma Colorado Blvd. are classified as an urban minor arterials (UMA), non-traversable (divided) median with partial access (median turn outs at street intersections), and speeds of 35 to 40 miles per hour (mph). The recommended access standard for an UMA is no closer than 275 feet for partial access (right-in, right-out) and 660 for full access.
- Unser Blvd. is classified as an urban principal arterial (UPA), non-traversable (divided) median with partial access (median turn outs at street intersections), and speeds 40 miles per hour (mph). The recommended access standard for an UPA is no closer than 325 feet for partial access (right-in, right-out) and 1,320 for full access.
- Paseo del Volcan will only have access at future interchanges to be located at Unser Blvd., Broadmoor Blvd. (30th St.), and Loma Colorado Blvd. (40th St.). 28th St. on its south side will eventually serve as a frontage road.

A 24 ft. wide easement is proposed along the rear of properties fronting these corridors. All property owners must provide a 24 ft. wide connecting easement where adjoining properties have access on opposite sides of the lot. Alternate location of the access easement may be authorized, provided the goal of the access management plan for coordinated access is met.

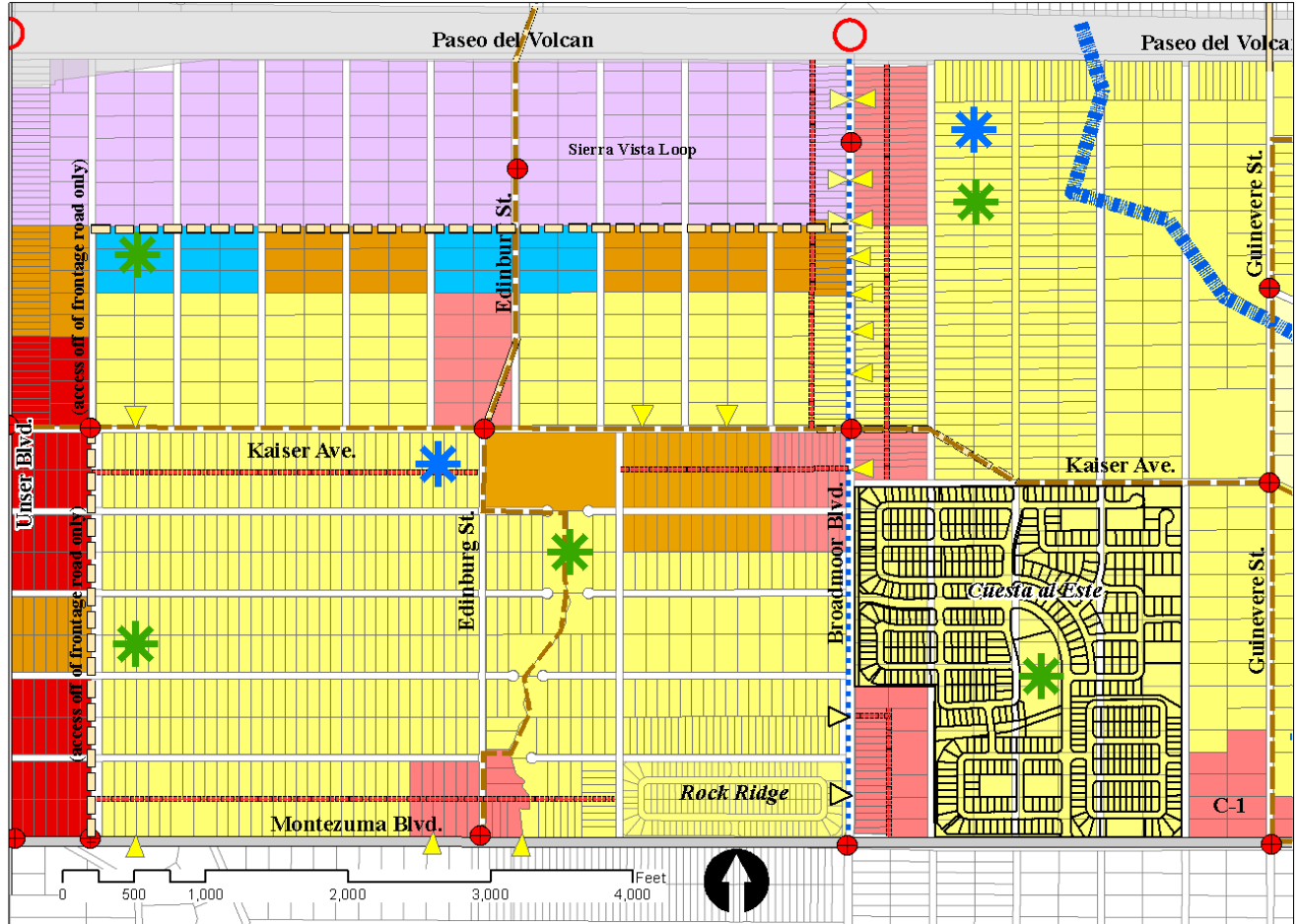
Access easements should be designed to work with area topography. Easements may be located within the building setbacks. Easements located on cross streets should be located a minimum of 92 ft. back from (from centerline to centerline) to allow for vehicle stacking.

In addition, the City is proposing a new access policy as part of this Plan. Before an applicant may rezone property or receive a building permit, he/she must meet the following access requirements:

1. Replat multiple narrow lots into a single piece of property (required by the Overlay Zone),

2. Plat property showing access easement and reciprocal agreements regarding, improvement and notice, or otherwise provide such easements or agreements; and,
3. Provide shared access driveways.

Exhibit 14: Access Management



6.0 Proposed Design Standards

This section identifies design standards for all new commercial development within the Plan area. Standards for landscaping, signs, materials and architecture, parking, fences and walls, transportation and infrastructure, and lighting are indicated in the following table (Exhibit 15). See the corresponding overlay ordinance for a more detailed description of the Plan's design standards.

Exhibit 15: Design Standards	Sierra Vista Overlay Zone (for commercial uses)	Cuesta al Este Master Plan (for residential uses)
6.1 Signs		
Freestanding	7 ft. x 8 ft. x 24 in.; 1 every 75 ft.	Monument signs – 24 SF area, 6 ft. high; 16 ft., 60 SF commercial projects
Wall	1 sign facing street, 12% wall area	10% wall area; Perpendicular signs – 8 SF under awning or canopy
Entry	-	Entry signs – 5 ft. single family, 6 ft. multi-family;
Prohibited	-	Banners, pennants, ribbons, streamers, flashing, animated, portable, off-premise, etc.
6.2 Walls and Fences		
Subdivision Perimeter Wall	Setback 10 ft. behind sidewalk; landscaped area	Landscape area 10 ft. between sidewalk and wall
Length	> 10 ft: breakup, indented, offset, serpentine	16 inch setback for every lot; landscaping cover 30% wall area, 4 inch cap
Materials	Stuccoed, non-grey CMU, split block, adobe, brick, tan masonry	Stucco, colored split face, colored burnished block; No gray, barbed wire, chain link, wood, plastic/ vinyl
6.3 Screening		
Type	Solid wall or hedge	-
Outdoor storage	horizontally/ vertically	-
Loading areas	-	Screened by trellises, landscaping or wall
Refuse	-	Compatible with building architecture, internal to site
Mech. Equip./ Utilities	From view on ground or roof	by parapets or equivalent
Parking	3 ft. to 4 ft. wall if parking near street	Screen multi-family parking 2- 1/2 – 3 ft. high wall
6.4 Infrastructure		
Street medians	1 canopy tree, 2 ornamental trees, 3 shrubs per 1000 SF	-
Sidewalks/ Trails	6 ft. wide/ 8ft. wide on arterials	-
Utilities	Community water and sewer; underground	All underground
6.5 Lighting		
Type	Low level, hooded, shielded	Shielded, oriented away from adjacent property
Location		
Max. Height	25 ft.	Parking lots 25 ft., 16 ft. high near residential;
Luminance	Shine away from residences	1000 lamberts (200 lamberts near residential)

Design Standards	Sierra Vista Overlay Zone (for commercial uses)	Cuesta al Este Master Plan (for residential uses)
6.6 Landscaping		
Total	10% gross lot area (incl. courtyards, plazas)	Per Code
Frontage	25% total landscaping; 10 ft. wide, 50% in R.O.W.	10 ft. wide
Clear Sight Triangle	-	Maintain
Shade Tree	1 every 33 LF	Commercial - 1 every 30 LF; 20 ft. behind back of curb; Residential – 1 tree per lot
Tree Caliper/ Shrub Size	3 in. or 30 in. boxed, 12 ft. tall / 5 gal.	Residential: 2 in., 10-12 ft., 6 1 gal., 5 5 gal. shrubs
Coverage	75% live plants	Per code; Soil stabilization of vacant areas
Parking Spaces/ Island	1 per 10 spaces; 6 ft. aisle wide at aisle ends and between rows	10 ft. between street and parking
Bufferyard	10 ft. wide; 6 ft. solid wall; evergreens 1 per 25 ft.	15 ft. wide, 10 ft. evergreens; wall conform to architecture
Irrigation system	Backflow prevention req'd	Avoid overspraying walks
Plant Palette	Xeric list	Required residential and commercial street tree list
6.7 Building		
Materials	No metal, wood siding, prefab panels	Residential – stucco with stone, tile, or brick accents; No untreated block or wood, highly reflective, metal panels; Commercial – accent materials
Color	-	Pre-approved roof, exterior, accent colors; contrast roof and walls
Architecture	Portales, courtyards, tile, stone, adobe, solar, etc.	Commercial - connected with arcades, portals, plazas, seating areas; Windows, entries oriented towards street
Entryways	-	Residential - 6 ft. depth; commercial – awning, canopy, marquee, inset, ground floor detailing
Outdoor spaces		Restaurants provide shaded outdoor patios 10% seating
Setback	-	Varied residential setbacks
Garages	-	“Shadow Box”; setback 25 ft.
Max. Height	-	Residential - 26 ft. flat roofed; Second story 75% of first floor, setback 5 ft.; Commercial – stepdown, varied facade
6.8 Parking/ Access		
Location	Bonus: building side or rear	Curb cuts per code
Lot Configuration	Bonus: break into smaller lots < 30 spaces	Broken into series of smaller areas
Setback	Allow for future ROW acquisition	-
Pedestrian Access	Bonus: walkway from sidewalk to bldg. entrance	More than 50 spaces; 6 ft. in width
Paving Materials	-	Concrete, asphalt, compacted decomposed granite
Bike racks	10% parking spaces	Near building entrances; multi-family developments

7.0 Implementation Actions

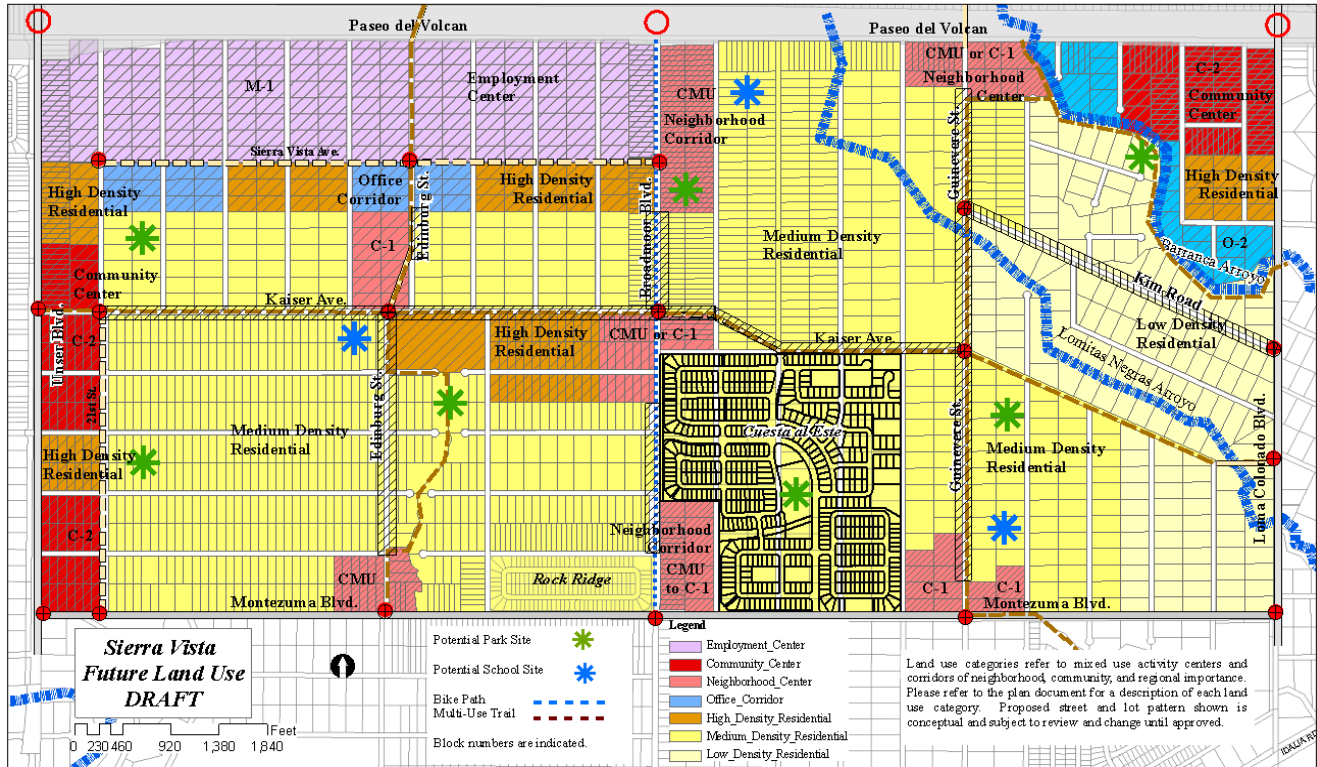
This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving zone map amendments, development review process, capital improvements program, and special assessment districts.

7.1 Zoning

- Adopt an Overlay Zone for commercial districts within the Plan area with design and access standards specified in Section 5.0 and 6.0. See Exhibit 15. Overlay zones do not rezone the underlying property.
- Adopt an Overlay Zone to preserve future rights-of-way for major transportation corridors. Residences and businesses shall be setback further from the street to allow for widening, except where City or public property exists along the right-of-way and may be substituted:
 - Collector street – setback 34 ft. from centerline plus zoning district setback
 - Minor arterial street – setback 53 ft. from centerline plus zoning district setback
 - Principal arterial street – setback 78 ft. from centerline plus zoning district setback.
- Adopt an Overlay Zone to restrict development in the 100-year floodplain as indicated on most recent flood insurance rate (FIRM) maps. To receive rezoning, owners must demonstrate the buildable area can be taken out of the floodplain.
 - Engineering study detailing the improvements (acceptable to SSCAFCA and Public Works) to the arroyo required to remove the property from the floodplain.
 - Letter of map revision/ amendment (LOMR/A) or conditional map revision/ amendment (CLOMR/A) issued by the Federal Emergency Management Agency (FEMA).
- ~~• Adopt an Overlay Zone to establish minimum lot sizes for new commercial development at 2.0 acre. Smaller properties will be required to consolidate lots. This requirement will apply to O-1, O-2, CMU, C-1, C-2, and M-1 zoning.~~
- Adopt an Overlay Zone to control access to commercial properties along collector and arterial streets (see Section 5.0). In addition to the driveway spacing and shared access easement standards, commercial property owners with access to a collector or arterial street shall provide access to adjacent commercial properties which otherwise would be accessed from a residential street.
- The City will initiate rezoning of areas designated commercial in the Plan to the highest and best use.
- Property owners in areas designated for residential uses will still need to apply to the City to rezone their properties in conformance with the Plan.

- Commercial Bonuses:
 - Provide: parking behind building; Receive: reduced front setback by 10 ft. in O-1, O-2, C-1, C-2, and CMU districts
 - Provide: parking broken into smaller areas; Receive: reduced front setback by 10 ft. in O-1, O-2, C-1, C-2, , and CMU districts
 - Provide: connect parking areas to street sidewalk and building entrances with walkways; Receive: reduced front setback by 10 ft. in O-1, O-2, C-1, C-2, and CMU districts

Exhibit 16: Overlay Zone



7.2 Development Review Process

- Development Services staff will evaluate new development projects in the Plan area in terms of their connectivity to roads, bikeways, sidewalks and trails.
 - New cul-de-sac streets must provide pedestrian easements.
 - New blocks shall not be longer than 600 ft.
- Before a building permit is approved by Development Services Department the applicant must demonstrate compliance with access management plan by providing an access easement agreement with adjacent property owners as provided in Section 5.0
- New construction permits and site plan approvals by Development Services Department will be subject to the design standards required in Section 6.0
- Fast track permitting for base employers (industries which export 60% of products or services)

7.3 ICIP

- Department of Public Works will program roadway, bikeway, and pedestrian trail projects in the ICIP to be built to City standards as funds become available.
- Program construction of Montezuma Blvd. (19th Ave.), Kaiser (24th Ave. and Kim Rd., Edinburg (26th) Street, Guinevere (35th) Street, with landscaping, bike lanes and multi-use trails in City's ICIP.
- Traffic signals or four-way stops shall be installed or roundabouts constructed, where warranted.
- The City will program future recreational and other community facilities to serve the Plan area through its ICIP process:
 - 5 five-acre parks to be privately funded and built in the Plan area. Developments over 25 acres are required to build parks and may seek impact fee credits. 3 acres of parkland per 1000 residents is required and the park will only maintain parks of at least 5 acres in size. Adjacent developments may jointly build parks to serve their neighborhoods.
 - 3 20+ acre schools to be funded and built in the Plan area by the school district.
- The City will program and fund (or, alternatively built by private developers) utility and storm drainage infrastructure improvements to serve the Plan area.

7.4 Land Consolidation

- The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs.
- The City may initiate redevelopment of obsolete or premature platting in the Plan area through formation of Special Assessment Districts (SADs).

7.5 Economic Development

- Economic Development Review Committee recommends industries eligible for financing
- Targeted base firms include: aerospace, biotechnology, electronics, software developers, major administrative offices, pre- and post-film production enterprises
- Financing Mechanisms:
 - Industrial Revenue Bonds (IRB) for base jobs
 - Gross Receipts Investment Policy (GRIP) (Ordinance 04-03) for refund of impact fees to major retailers for six years
 - Impact Fee waivers for economic base employers (Rio Rancho Code of Ordinances §150.20) and impact credits for system level improvements
 - City may provide land, buildings, and infrastructure (LEDO) to employers of 500 or more, new manufacturing jobs with private sector investment of \$80 million located throughout city.

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